

St. Leon Industrial



OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	1.87 Acres
Year Built:	1996
Building Size:	24,629 SF
Zoning:	Commercial Industrial Manufacturing
Market:	Southeast Idaho
Submarket:	Idaho Falls
Price / SF:	\$40.56

PROPERTY OVERVIEW

Great commercial / industrial property located in an A+ location with frontage on St. Leon Road in between Highway 26 and Highway 20 and near the I-15 interchange. This property consists of 1.87 acres, a large parking lot with 60 parking stalls and three industrial buildings. The main building features two levels of office space with 30 offices, bathrooms, conference rooms and training centers and even shower facilities. The other two buildings are shop/warehouse spaces, approximately 6,000 square feet each. All buildings are insulated and have forced air heat, air conditioning, and 12 food overhead doors. One is used as a storage facility and the second includes bathrooms and an office. This property is ideal for warehouse or manufacturing. Its in terrific condition and is fully landscaped. There is an association for the shared well and lawn maintenance of front lawns and berms. All three buildings have separate utilities and could be leased out individually.

PROPERTY HIGHLIGHTS

- <http://properties.svn.com/st-leon-industrial>
- Three industrial buildings
- Frontage on St. Leon Road
- Direct access to Highway 20, 26, and I-15
- Ideal for warehouse or manufacturing

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